

WEST DUNBARTONSHIRE COUNCIL

Report by the Director of Housing, Regeneration and Environmental Services

Planning Committee : 3 May 2006

Subject : Glasgow City Plan 2 Consultative Draft

1. Purpose

- 1.1** To advise Committee of the publication of Glasgow City Plan 2 Consultative Draft and to recommend this Council's response to it.

2. Background

- 2.1** Glasgow City Plan 2 is the local plan for Glasgow City, and this consultative draft updates the previous plan which was adopted by Glasgow City Council in 2003. City Plan 2 therefore seeks to update the policies and proposals to take account of new and emerging issues, such as the Glasgow & Clyde Valley Joint Structure Plan Alteration 2006, the details of which have previously been reported to this Committee in June 2005 (Page 1689 of Minutes refers), and other matters.
- 2.2** West Dunbartonshire Council has been consulted as an adjoining authority and its views are being sought as part of the consultation process prior to the preparation of the Finalised Version of City Plan 2.
- 2.3** Glasgow City Council has responded to the West Dunbartonshire Local Plan (Consultative Draft) and has made a number of points concerning joint working on specific cross boundary issues.

3. Main Issues

- 3.1** There are a number of issues contained within City Plan 2 that impact upon this Council's interests and are worthy of comment. It should be noted however that City Plan 2 does not at this point contain detailed proposals, but rather sets a context for the implementation of the development strategy.
- 3.2** It is welcome to note that the Plan identifies the Clyde Waterfront as a Metropolitan Growth Corridor. This forms part of the wider Flagship Initiative set out in the Structure Plan of which both Clydebanks Riverside and Dumbarton Waterfront are components.

- 3.3** Within the Clyde Waterfront area two significant issues arise. The first is Glasgow's support for the North Clydeside Development Route (formerly the Yoker Relief Road). The support given to this initiative is welcomed and the Committee will be aware of joint working arrangements with Glasgow on this matter which will improve transport links to and from Clydebank and Glasgow.
- 3.4** The second is the substantial retail proposal that may be forthcoming at Glasgow Harbour. Although City Plan 2 confirms that retail development of around 17,000sq.m. has been granted planning permission it also suggests that there are proposals to increase this retail provision to around 50,000 sq.m. (similar in size to Braehead). City Plan 2 makes no indication of support for these proposals however as there is already a surplus of floorspace to expenditure in this retail catchment as set out in the Glasgow & Clyde Valley Joint Structure Plan Alteration 2006. Representations require to be made to Glasgow indicating this Council's concern about any additional retail floorspace over and above that already granted permission and its possible impact on shopping centres within West Dunbartonshire.
- 3.5** Recent developments at and around Drumchapel have focussed attention on the important Green Belt wedge between Glasgow and Clydebank. West Dunbartonshire Council has resisted pressure to release land for development in this location. It is therefore recommended that representations are made to Glasgow indicating the Committee's concern about any further development that would encroach in to the Green Belt at this location.
- 3.6** Finally, it is recommended that representations are made to Glasgow concerning joint initiatives at the boundary that could improve and enhance the appearance of both Council areas. Initiatives include the Forth & Clyde Canal and potential gateway features incorporating public art, particularly on the A82 which is the principal route into and out of West Dunbartonshire.

4. Personnel Issues

- 4.1** There are no personnel issues.

5. Financial Implications

- 5.1** There are no financial implications.

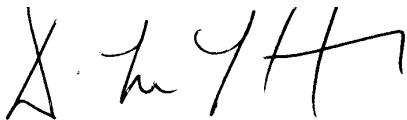
6. Conclusions

- 6.1** Glasgow City Plan 2 updates the policies and proposals to take account of new and emerging issues within Glasgow and the surrounding area. Whilst there is support for much of the content of the Plan, there are areas of concern and the Committee is recommended to make representations to the City Council concerning these matters.

7. Recommendations

7.1 The Committee is invited to agree to make representations to Glasgow City Council as follows:-

- support is given to proposals concerning the North Clydeside Development Route;
- concern is expressed about any further increase in retail provision that may be identified at Glasgow Harbour and promoted through City Plan 2;
- no further development should be promoted through the City Plan for development that would encroach into the Green Belt wedge between Drumchapel and Hardgate; and
- support is given to initiatives of a cross boundary nature where West Dunbartonshire Council and Glasgow Council can work jointly to improve the appearance and environment of their respective areas.



David McMillan
Director of Housing, Regeneration and Environmental Services
Date : 20 April 2006

Wards Affected : 1 - 10

Background Papers : Glasgow City Plan 2
Glasgow & Clyde Valley Joint Structure Plan 2006
West Dunbartonshire Local Plan (Consultative Draft)

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